

CITY COUNCIL, CITY OF LODI  
CITY HALL COUNCIL CHAMBERS  
WEDNESDAY, SEPTEMBER 17, 1986  
7:30 P.M.

ROLL CALL  
Present: Council Members - Hinchman, Olson, Pinkerton, Snider and Reid (Mayor)  
Absent: Council Members - None  
Also Present: City Manager Peterson, Community Development Director Schroeder, Public Works Director Ronsko, City Attorney Stein, and City Clerk Reimche

INVOCATION  
The invocation was given by Pastor Bob Weishoff, Emanuel Lutheran Church.

PLEDGE OF ALLEGIANCE  
The Pledge of Allegiance was led by Mayor Reid.

PRESENTATIONS

PROCLAMATIONS  
Mayor Reid presented the following Proclamations:

CC-37  
a) Extending appreciation to Cory Semer, Chairman for the 1986 Field and Fair Day  
b) "Shrine Hospital Week" - October 20 - 25, 1986  
c) "Crime Prevention Month" - October 1986  
d) "Center of Hope Week" - September 22 - 28, 1986

REPORTS OF THE CITY MANAGER

CONSENT CALENDAR  
In accordance with report and recommendation of the City Manager, Council, on motion of Council Member Hinchman, Olson second, approved the following actions hereinafter set forth.

\* \* \* \* \*

CLAIMS CC-21(a)  
Claims were approved in the amount of \$783,195.60.

HAM LANE MEDIAN LANDSCAPING IMPROVEMENTS  
ACCEPTED  
Council accepted the improvements for "Ham Lane Median Landscaping, Century Boulevard to Kettleman Lane" and directed the Public Works Director to file a Notice of Completion thereon.

CC-27(a)

CHURCH STREET, PARK STREET, AND POPLAR STREET WATERMAINS IMPROVEMENTS  
ACCEPTED  
Council accepted the improvements for "Church Street Watermain, Park Street Watermain, Poplar Street Watermain" and directed the Public Works Director to file a Notice of Completion thereon.

CC-14(a)  
CC-14(c)

Continued September 17, 1986

SALARY INCREASES  
FOR REPRESENTATIVES  
OF THE FIREFIGHTERS  
UNIT APPROVED

RES. NO. 86-139 Council adopted Resolution No. 86-139 approving salary  
increases for representatives of the Firefighters Unit  
effective with the pay period commencing September 22, 1986.

CC-34  
cc 300

CLASS SPECIFICATIONS  
FOR POLICE OFFICERS  
APPROVED

C-34 Council approved Class Specifications for Police Officers.

PLANS AND SPECIFICATIONS  
FOR INSTALLATION OF  
ELECTRIC SUBSTRUCTURES  
APPROVED

CC-20 Council approved the plans and specifications for the  
installation of electric substructures, Rutledge Drive,  
Lower Sacramento Road, south of Tejon Drive and authorized  
the advertising for bids thereon.

CC-47

SPECS FOR TURF  
MOWER APPROVED

CC-20 Council approved the specifications for one turf mower, and  
authorized the advertising for bids thereon.

CC-47

AWARD BID FOR  
PURCHASE OF ONE  
PARKING ENFORCEMENT  
VEHICLE

RES. NO. 86-140 City Manager Peterson presented the following bids which  
had been received for one parking enforcement vehicle as  
follows:

CC-12(d)  
cc 300

BIDDER	AMOUNT
J.M. Lift Trucks, Inc.	\$6,808.38
Golden Bear Equipment Co.	\$7,155.00
Turf & Indust. Equip. Co.	\$8,465.16

Council adopted Resolution No. 86-140 awarding the bid for  
one parking enforcement vehicle to J. M. Lift Trucks, Inc.,  
the low bidder, in the amount of \$6,808.38

PUBLIC HEARING  
SET TO CONSIDER  
EXTENDING EASTSIDE  
BUILDING  
MORATORIUM

CC-53(a) Council set a Public Hearing for the Regular Council  
Meeting of October 15, 1986 at 7:30 p.m. to consider  
extending the building moratorium on the conversion of  
single-family homes to multiple-family in certain defined  
areas pursuant to State of California Government Code  
Section 65858.

COG PERFORMANCE  
AUDIT FOR  
DIAL-A-RIDE  
ACCEPTED

CC-50(b) Council accepted the Performance Audit of the City of  
Lodi's Transit System (Dial-A-Ride) Final Audit.

\*\*\*\*\*

Continued September 17, 1986

PUBLIC HEARINGS Notice thereof having been published according to law, an affidavit of which publication is on file in the office of the City Clerk, Mayor Reid called for the Public Hearing regarding the proposed Hotel Lodi Renovation Project.

HOTEL LODI The matter was introduced by Community Development Director  
RENOVATION PROJECT James Schroeder.

The history of the project and a CDBG Program Chronology of Events regarding the project were presented for Council's perusal.

Mr. Schroeder presented a letter that had been received from Mr. Robert Stone, Program Manager, State of California Department of Housing and Community Development, which read as follows:

"I am writing in response to your inquiry about the status of our SUHRP loan commitment for the Hotel Lodi should the City of Lodi fail to provide the financial assistance to this project described in your SUHRP application.

In brief, our commitment does not hinge on the availability of the City funds. Should you be able to substitute private equity capital for these funds, and produce a project that is otherwise as approved last March, our commitment would still stand and the project could move forward.

The City's withdrawal of its financial participation would be extremely disappointing, especially in light of its previously stated support in the project's application, and at a convocation we attended which included city officials, businessmen and residents, on February 28, 1986, to encourage the State's approval. Even if the City's withdrawal did not render the Lodi Hotel project infeasible, the quality of the project otherwise potentially achievable may be decreased. This would be to the detriment of both the community and future residents after the Hotel's renovation.

Should you require further elaboration on this matter, please contact Russ Schmunk at 916-323-7244."

The following persons spoke on behalf of the project:

- a) Mr. David F. Beatty, Attorney-at-Law, McDonough, Holland and Allen, representing the developer of the proposed project, Daniels C. Logue.
- b) Mr. Jack Carter, 620 Turner Road, Lodi, feels that downtown merchants would be much better off if City has control of the project.
- c) Ms. Shirley Kleim, 216 East Oak Street, Lodi, presented a petition signed by 72 people in support of the project.
- d) Mr. Terry Knutson, 29 North Allen Drive, Lodi, stated that he believes that if City CDBG funds are kept in the City, the City will retain its control.
- e) Mr. John L. Barkley, Attorney-at-Law, 404 West Pine Street, Lodi, representing the property owner John Graffigna, stated that Mr. Graffigna is committed to sell the property and Mr. Logue is committed to buy. They will go forward with or without the City.

Speaking in opposition were:

- a) Mr. Clifford Nitschke, 62 Corinth, Lodi.
- b) Mr. Mike Lapenta, 1718 Edgewood Drive, Lodi, representing the Lodi Downtown Business Association.
- c) Ms. Judy Peterson, 40 Downtown Mall, Lodi, representing the Lodi Downtown Business Association.
- d) Mr. Randy Rosa', 35 South School Street, Lodi.
- e) Mr. Gene Walton, Attorney-at-Law, representing Travel by Charles, 220 West Pine Street, Lodi.
- f) Mr. David Rice, 10 North School Street, Lodi.
- g) Mr. Ron Haworth, 723 El Capitan, Lodi.
- h) Mr. Richard Woolstrom, Golden Era Hotel, South Main Street, Lodi.

Other persons addressing the Council on the matter were:

- a) Ms. Jody Dante, 224 Louie Avenue, Lodi.
- b) Mr. Bill Canepa, 131 South Orange Street, Lodi.

Mayor Reid closed the public hearing.

A lengthy discussion followed with questions being directed to Staff and to persons who had given testimony.

Council Member Hinchman then moved to withdraw the \$110,000 Community Development Block Grant Funds. The motion died for lack of a second.

Following additional discussion, on motion of Mayor Pro Tempore Olson, Pinkerton second, the Public Hearing was continued to the Regular Council Meeting of October 1, 1986.

The motion carried by the following vote:

Ayes: Council Members - Olson, Snider, and Pinkerton

Noes: Council Members - Hinchman and Reid (Mayor)

Council Member Snider then asked Mike Lapenta to have the Lodi Downtown Business Association consider the following questions:

- a) Would Logue and Graffigna consider an alternate project?
- b) If project goes forward as it is proposed today, would they (LDBA) want the City involved?

RECESS

Mayor Reid declared a five-minute recess and the meeting reconvened at approximately 9:20 p.m.

PLANNING  
COMMISSION  
REPORT

CC-35

City Manager Peterson presented the following Planning Commission Report of the Planning Commission Meeting of September 8, 1986:

Continued September 17, 1986

The Planning Commission -

FOR ACTION OF THE CITY COUNCIL

1. Recommended that the City Council certify as adequate, the Final Environmental Impact Report (EIR 86-1) for Johnson Ranch #2, a proposed 30.6 acre, 145 single-family lot project located south of the City Limits near the future extension of Century Boulevard and west of Cherokee Lane.
2. Recommended that the City Council prezone Johnson Ranch #2, a 30.6 acre, 145 single-family lot project located south of the City Limits near the future extension of Century Boulevard and west of Cherokee Lane, to R-2, Single-Family Residential.

On motion of Council Member Pinkerton, Olson second, the heretofore listed items were set for public hearing at a Special Council Meeting to be held October 8, 1986.

OF INTEREST TO THE CITY COUNCIL

The Planning Commission also -

1. Conditionally approved the request of Stone Bros. and Associates for a Use Permit for the expansion of the Lakewood Mall Shopping Center located on North Ham Lane between West Elm Street and West Lockeford Street, in an area zoned C-2, Commercial Shopping.

In a related matter the Planning Commission certified the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on this project.

OTHER ITEMS SET  
FOR PUBLIC  
HEARING

On motion of Council Member Pinkerton, Olson second, Council also set the following items for public hearing at a Special Council Meeting to be held October 8, 1986 at 7:30 p.m.

Council Member Snider abstained from voting on items 3 and 4 listed below regarding the Parkview Terrace project because of a conflict of interest.

1. To consider the Final Environmental Impact Report (EIR 86-2) for Towne Ranch, a proposed 78.3 acre residential subdivision, located on the south side of West Turner Road and west of Lower Sacramento Road (APN 029-030-42).
2. To consider the request of the property owner to prezone Towne Ranch, a 78.3 acre residential subdivision, located on the south side of West Turner Road and west of Lower Sacramento Road to P-D, Planned Development, to accommodate single and multiple-family residential uses.
3. To consider the final Environmental Impact Report (EIR 86-3) for Parkview Terrace, a 20 acre, 155 unit proposed adult community at the northeast corner of West Lodi Avenue and Lower Sacramento Road.
4. To consider the request of the property owners to prezone Parkview Terrace, a 20 acre, 155 unit adult community at the northeast corner of West Lodi Avenue and Lower Sacramento Road to P-D, Planned Development,

Continued September 17, 1986

to accommodate a cluster home development with recreational amenities.

COMMUNICATIONS  
(CITY CLERK)

VARIANCE FROM  
EASTSIDE BUILDING  
MORATORIUM  
REQUESTED

CC-53(a)  
CC-53(b)

Following receipt of a letter from Gary A. Kroll, requesting a variance from the eastside building moratorium and discussion, Council, on motion of Council Member Snider, Reid second, referred the matter to the Planning Commission.

PUC APPLICATIONS

CC-7(f)

City Clerk Reimche presented PUC Application for Trailways Lines, Inc., to abandon regular route passenger stage service between all points in California except as noted in their application.

LETTER REC'D  
OBJECTING TO REMOVAL  
OF "NO RIGHT TURN  
ON RED LIGHT" SIGN ON  
THE N/E CORNER OF  
LODI AVENUE AND  
HAM LANE

CC-16  
CC-48(a)

Following receipt of a second letter from Evelyn Comartin, 226 South Ham Lane, Lodi, objecting to the removal of the sign indicating "no right turn on red light" on the northeast corner of the intersection of Lodi Avenue and Ham Lane, Council, on motion of Mayor Pro Tempore Olson, Snider second, referred the matter to staff for the appropriate study.

RESIGNATIONS  
RECEIVED FROM LODI  
ARTS COMMISSION  
AND MEASURE A  
TASK FORCE

CC-2(j)  
CC-2(k)

Following receipt of the resignation of a member of the Lodi Arts Commission and a member of the Measure A Task Force, Council, on motion of Council Member Hinchman, Olson second, directed the City Clerk to make the necessary postings.

Further, on motion of Council Member Hinchman, Snider second, Council appointed Pat Philastre to serve as an interim member of the Measure A Task Force until a permanent appointment can be made pursuant to State Statute.

The motion carried by the following vote:

Ayes: Council Members - Hinchman, Olson, Snider  
and Reid (Mayor)

Noes: Council Members - Pinkerton

Absent: Council Members - None

COMMENTS BY CITY  
COUNCIL MEMBERS

Council Member Hinchman reported on the recent racquet ball match between members of the Lodi City Council and members of the Lodi Police Department.

COMMENTS BY THE  
PUBLIC ON NON AGENDA  
ITEMS

CC-16

Mr. Frank Alegre, 2000 Edgewood Drive, Lodi, addressed the Council regarding a number of issues including:

a) The drug problem at Lodi Lake Park

Continued September 17, 1986

b) Speeding on Cluff Avenue

c) Problems being encountered with Cable T.V. particularly in the Edgewood area.

Following introduction of the subject by Mr. Alegre, Council directed that a future shirtsleeve session be reserved for the review of the subject of storage tanks and requested the presence of the Fire Chief at that session.

REPORTS OF THE  
CITY MANAGER

REGULAR CALENDAR

HUTCHINS STREET  
IMPROVEMENT PROJECT -  
RIMBY TO VINE

CC-45(a)

Council was reminded that in 1981 an Environmental Impact Report and Traffic Study was done on Hutchins Street from Kettleman Lane to Lockeford Street. Various alternatives were studied ranging from no change up to widening to 64' curb to curb (4 travel lanes and parking) in an 80 foot right-of-way. The "Minimum Recommended Project" in the vicinity of Rimby to Vine called for 10 feet of right of way acquisition and widening to 56 feet curb to curb. This would have provided two travel lanes plus a left turn lane and parking on both sides. Ultimately the street would be striped for four lanes and no parking except during off-peak hours (limited parking). The City Council adopted a plan with the following features:

1. Maintain 80 foot ultimate right-of-way for future developments.
2. Reconstruct within existing curbs Lodi to Lockeford.
3. Minor widening south of Lodi Avenue (Preliminary engineering and right-of-way budgeted for 1986).
4. Reconstruct within existing curbs - Rimby to Lodi (Vine to Tokay reconstructed 1983, Rimby to Vine budgeted 1985, Tokay to Lodi, scheduled for 1987 with minor widening S/Lodi).
5. Minor widening - Kettleman to Rimby (constructed 1983).

As the design for the reconstruction between Rimby and Vine neared completion in early 1986, staff was requested by the City Council to study the need for a two-way left turn lane. This request came from a concern of the Chamber's Highway and Transportation Committee. Their concern was that two travel lanes and a two-way left turn lane was needed throughout Hutchins Street from Kettleman to Lodi. They felt that reconstruction between Rimby and Vine should not take place without widening or elimination of parking.

Various improvement alternates, including cost factors, were presented for Council's consideration.

A report regarding traffic volumes in this segment of Hutchins Street was presented for Council's information as well as a five-year accident history for the subject area.

Mr. Cecil Dillon, representing the Lodi District Chamber of Commerce, addressed the Council recommending that the Council approve full widening of the area.

Following a lengthy discussion with questions being

Continued September 17, 1986

directed to Staff and to Mr. Dillon, Council, on motion of Council Member Hinchman, Olson second, directed staff to update the appropriate documentation prior to Council setting the matter for public hearing.

## ADVERTISING FOR

BIDS FOR NEW

BLAKELY POOL

PROJECT AUTHORIZED

CC-27(b)

CC-55

CC-12.1C

Following review of the recommendation of the Parks and Recreation Commission concerning the construction of the additional swimming pool at Blakely Park, Council, on motion of Council Member Hinchman, Snider second, authorized the advertisement for bids on the new pool incorporating the modifications recommended by staff.

## PROMULGATION OF

REQUEST FOR PROPOSAL

OF PREPARATION OF

PARKS AND RECREATION

DEPARTMENT OFFICE AND

YARD FACILITIES AND

WATER TOWER SITING

MASTER PLAN

APPROVED

CC-27(a)

CC-27(c)

CC-40

Council was reminded that at a recent shirtsleeve session, the City Council toured the office space, corporation yard and storage facilities of the Parks and Recreation Department. Previous to that, the Council reviewed the need for the construction of a new water tower at that location. The Parks and Recreation Commission, at its regular meeting of September 2, 1986, took action to recommend to the City Council that a master plan be developed to provide for the ultimate construction of these improvements.

Following discussion, Council on motion of Council Member Snider, Olson second, approved the promulgation of a Request for Proposal (RFP) for the preparation of a master plan for the redevelopment of the Parks and Recreation Department office and yard facilities and water tower siting.

## APPROVAL OF AGREEMENT

TO PROVIDE TECHNICAL

ASSISTANCE FOR

DEVELOPMENT OF ELECTRIC

UTILITY DEPARTMENT

CONSTRUCTION

STANDARDS

CC-6

Following introduction of the matter by City Manager Peterson, and discussion, Council, on motion of Mayor Pro Tempore Olson, Reid second, approved an Agreement between Mr. Kelly Mark and the City of Lodi for Mr. Mark to provide technical assistance for the development of Electric Utility Department Construction Standards and authorized the City Manager to execute the subject document on behalf of the city.

## REVIEW OF RECOMMENDED

ADJUSTMENT FOR

SANITARY SEWER

FEE SCHEDULES

CC-6

CC-44

CC-51(a)

Council was reminded that at the Shirtsleeve Session of August 26, 1986, Dave Requa from the firm of Black and Veatch reviewed with the Council the final report and study entitled "Facility, Operations and Financial Analysis - White Slough Water Pollution Control Facility". The City staff also reviewed with the City Council the recommended increases for monthly service charges and connection fees.

A proposed resolution for the adoption of the recommended



Continued September 17, 1986

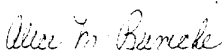
fees was presented for Council's consideration. The proposed resolution has been written so that sewer fees related to the domestic sewer system will automatically be adjusted upward 15% each year. Once the revised construction time is calculated and the actual plant expansion costs (both phases) are known, there may be need to modify this resolution.

Council discussion followed. On motion of Council Member Hinchman, Snider second, Council continued the matter to the regular Council meeting of October 1, 1986 and directed Staff to provide additional information regarding the subject.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at approximately 10:50 p.m.

Attest:

  
ALICE M. REIMCHE  
City Clerk